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PARTICIPANT ID: 7730577849
PT61: 069-2024-004516
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CLERK: Charles Baker, C.S.C
Hall County, GA

For official use by Clerk's office only

Record and Return to:
Hunt & Taylor Law Group, LLC
1001 Riverside Drive, Suite A
Gainesville, GA 30501
File No.HT24-0055

STATE OF GEORGIA

COUNTY OF HALL

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

THIS INDENTURE, made the 21st day of June in the year Two Thousand Twenty-Four (2024) between **Yuba Sutter Properties, LLC, a Georgia limited liability company**, of the County of Hall, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Bradley Cox and Katherine Cox**, of the County of Hall, State of Georgia, as joint tenants with survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantees, (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining to, the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them IN FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

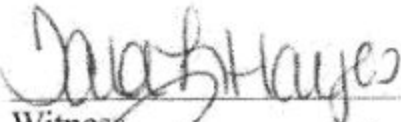
THIS CONVEYANCE is made pursuant to O.C.G.A. § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with the right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

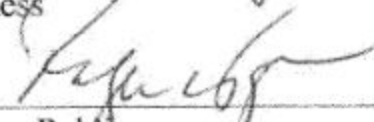
Yuba Sutter Properties, LLC, a Georgia limited liability company



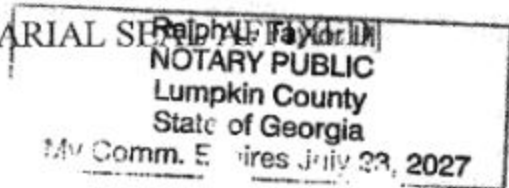
Witness



Todd Reed, Managing Member (SEAL)



Notary Public
My commission expires: _____

[NOTARIAL SEAL] 
Ralph W. Taylor
NOTARY PUBLIC
Lumpkin County
State of Georgia
My Comm. Expires July 23, 2027

Signed, sealed and delivered in

the presence of:

Maat Hayes

Witness

Ralph Taylor III

Notary Public

My commission expires: _____

Yuba Sutter Properties, LLC, a Georgia
limited liability company

Michelle Reed (SEAL)

Michelle Reed, Managing Member

[NOTARIAL SEAL]
Ralph L. Taylor III
NOTARY PUBLIC
Lumpkin County
State of Georgia
My Comm. Expires July 23, 2027

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in 1270 GMD, of Hall County, Georgia, being Tract II, containing 9.697 acres as shown on a survey for Springs Properties, LLC, recorded in Plat Book 870, Page 235, Hall County, Georgia Records, said plat is made a part hereof by reference for a more accurate and complete description on the afore-mentioned property.

Property Address: 6042 Spout Springs Road, Flowery Branch, Ga 30542
Tax Parcel ID# 15046 000026